



General Assembly

February Session, 2012

***Raised Bill No. 5394***

LCO No. 1442

\*01442\_\_\_\_\_PS\_\*

Referred to Committee on Public Safety and Security

Introduced by:  
(PS )

***AN ACT CONCERNING SMOKE AND CARBON MONOXIDE  
DETECTORS AND ALARMS IN RESIDENTIAL BUILDINGS.***

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. Section 29-292 of the 2012 supplement to the general  
2 statutes is repealed and the following is substituted in lieu thereof  
3 (*Effective October 1, 2012*):

4 (a) (1) The State Fire Marshal and the Codes and Standards  
5 Committee shall adopt and administer a Fire Safety Code and at any  
6 time may amend the same. The code shall be based on a nationally  
7 recognized model fire code and shall be revised not later than January  
8 1, 2005, and thereafter as deemed necessary to incorporate advances in  
9 technologies and improvements in construction materials and any  
10 subsequent revisions to the code not later than eighteen months  
11 following the date of first publication of such revisions to the code,  
12 unless the State Fire Marshal and the committee certify that a revision  
13 is not necessary for such purpose. The regulations in said code shall  
14 provide for reasonable safety from fire, smoke and panic therefrom, in  
15 all buildings and areas adjacent thereto, [except in] including private  
16 dwellings, [occupied by one or two families] and upon all premises,

17 and shall include provision for (A) carbon monoxide detection and  
18 warning equipment in (i) [new residential buildings not exempt under  
19 regulations adopted pursuant to this subsection and designed to be  
20 occupied by one or two families for which a building permit for new  
21 occupancy is issued on or after October 1, 2005] all residential  
22 buildings, and (ii) all public or nonpublic school buildings, and (B)  
23 smoke detection and warning equipment in (i) [residential buildings  
24 designed to be occupied by two or more families, (ii) new residential  
25 buildings designed to be occupied by one family for which a building  
26 permit for new occupancy is issued on or after October 1, 1978] all  
27 residential buildings, requiring equipment complying with the Fire  
28 Safety Code, and [(iii)] (ii) new residential buildings designed to be  
29 occupied by one or more families for which a building permit for new  
30 occupancy is issued on or after October 1, 1985, requiring equipment  
31 capable of operation using alternating current and batteries. Smoke  
32 detection and warning equipment installed in any residential building  
33 designed to be occupied by one or more families for which a permit for  
34 occupancy was issued prior to October 1, 1985, may be powered solely  
35 by batteries.

36 (2) Said regulations shall provide the requirements for markings  
37 and literature which shall accompany such equipment sufficient to  
38 inform the occupants and owners of such buildings of the purpose,  
39 protective limitations and correct installation, operating, testing,  
40 maintenance and replacement procedures and servicing instructions  
41 for such equipment and shall require that smoke detection and  
42 warning equipment which is installed in such residential buildings  
43 shall be [capable of sensing visible or invisible smoke particles] of the  
44 photoelectric type or of any technology approved by the State Fire  
45 Marshal by regulation, that the manner and location of installing  
46 smoke detectors shall be approved by the local fire marshal or building  
47 official, that such installation shall not exceed the standards under  
48 which such equipment was tested and approved and that such  
49 equipment, when activated, shall provide an alarm suitable to warn  
50 the occupants, provided each hotel, motel or inn shall install or furnish

51 such equipment which, when activated, shall provide a visible alarm  
52 suitable to warn occupants, in at least one per cent of the units or  
53 rooms in such establishment having one hundred or more units or  
54 rooms and in establishments having less than one hundred units or  
55 rooms, it shall install or furnish at least one such alarm.

56 (3) Said regulations shall (A) provide the requirements and  
57 specifications for the installation and use of carbon monoxide detection  
58 and warning equipment and shall include, but not be limited to, the  
59 location, power requirements and standards for such equipment and  
60 exemptions for buildings that do not pose a risk of carbon monoxide  
61 poisoning due to sole dependence on systems that do not emit carbon  
62 monoxide; (B) provide the requirements for testing and inspecting  
63 carbon monoxide detection and warning equipment installed in public  
64 or nonpublic school buildings and shall include, but not be limited to,  
65 the frequency with which such equipment shall be tested and  
66 inspected; (C) require that, for a public or nonpublic school building,  
67 (i) any carbon monoxide detection equipment installed in any such  
68 building meet or exceed the Underwriter's Laboratories Standard  
69 Number 2075, or (ii) any carbon monoxide warning equipment  
70 installed in any such building meet or exceed the Underwriter's  
71 Laboratories Standard Number 2034; (D) require the installation and  
72 maintenance of such detection or warning equipment to comply with  
73 the manufacturer's instructions and with the standards set forth by the  
74 National Fire Protection Association; and (E) prohibit, for public and  
75 nonpublic school buildings for which a building permit for new  
76 occupancy is issued on or after January 1, 2012, the installation of any  
77 battery-operated carbon monoxide warning equipment or any plug-in  
78 carbon monoxide warning equipment that has a battery as its back-up  
79 power source.

80 (b) (1) No certificate of occupancy shall be issued for any residential  
81 building [designed to be occupied by two or more families, or any new  
82 residential building designed to be occupied by one or more families  
83 for which a building permit for new occupancy is issued on or after

84 October 1, 1978] on or after the effective date of this section, unless the  
85 local fire marshal or building official has certified that such building is  
86 equipped with smoke detection and warning equipment and, if such  
87 building is not exempt under regulations adopted pursuant to  
88 subsection (a) of this section, carbon monoxide detection and warning  
89 equipment complying with the Fire Safety Code.

90 (2) No certificate of occupancy shall be issued for any [(A) new  
91 residential building not exempt under regulations adopted pursuant to  
92 subsection (a) of this section and designed to be occupied by one or  
93 two families for which a building permit for new occupancy is issued  
94 on or after October 1, 2005, or (B)] public or nonpublic school building  
95 for which a building permit for new occupancy is issued on or after  
96 January 1, 2012, unless the local fire marshal or building official has  
97 certified that such [residential or] school building is equipped with  
98 carbon monoxide detection and warning equipment complying with  
99 the Fire Safety Code.

100 (c) (1) No municipality, local or regional board of education, or  
101 supervisory agent of a nonpublic school, and (2) no employee, officer  
102 or agent of such municipality, board of education or supervisory agent  
103 acting without malice, in good faith and within the scope of his or her  
104 employment or official duties shall be liable for any damage to any  
105 person or property resulting from the failure to detect carbon  
106 monoxide within a public school building, provided carbon monoxide  
107 detection equipment is installed and maintained in accordance with  
108 the manufacturer's published instructions and with the regulations  
109 established pursuant to this section.

110 Sec. 2. (NEW) (*Effective October 1, 2012*) The Commissioner of  
111 Construction Services shall adopt regulations in accordance with the  
112 provisions of chapter 54 of the general statutes to amend the 2003  
113 International Residential Code portion of the State Building Code to  
114 require the installation of smoke detection and warning equipment  
115 and carbon monoxide detection and warning equipment in a dwelling

116 whenever alterations or additions or other work requiring a permit  
117 occurs and the dwelling is to be occupied during such construction.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2012</i>	29-292
Sec. 2	<i>October 1, 2012</i>	New section

***Statement of Purpose:***

To require smoke and carbon monoxide detection and warning equipment in all residential buildings.

*[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]*